

June Lake Highlands Specific Plan and Final EIR

Adopted
August 18, 1998

PREPARED BY:

**Mono County Planning Department
Box 347
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MITIGATION MONITORING PROGRAM

Pol. #	Mitigation Measure	Type ¹	Monitoring Process ²	Monitoring Agency ³	Implementing Entity	Compliance Schedule
<u>GEOLOGY AND SOILS</u>						
LU 3	Alquist-Priolo Fault Hazard Zone Setbacks- 25 feet from both sides of the fault. No habitable structures shall be permitted within the setback.	D	Building permit process and inspections.	PD BD	Owner	At time of construction
DG 1	Minimize site disturbance by limiting building and landscaping outside the designated building envelopes, driveways and access road. Areas outside of those designated areas shall be maintained in their natural condition whenever possible.	D, O	Building permits and inspections	PD BD CBO	Owner Builder	At time of construction & ongoing
DG 5	Design of roadways, driveways and structures shall minimize cut and fill.	D	Grading permit process. Building permits and inspections	PD PW	Owner Builder	At time of construction
NRC 3	Dust generated during construction shall be controlled through watering or other acceptable measures.	O	Grading permit process and inspections	PW BD	Builder	At time of construction
NRC 6	Erosion control measures on disturbed areas shall include the use of netting or similar erosion control measures, the removal, stockpiling, and replacement of topsoil, and revegetation with a native seed mix and/or native plants.	D, O	Grading permit and inspections. Building permits and inspections.	PW BD	Owner Builder	At time of construction & ongoing

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NRC 7	Revegetation shall occur as soon as possible following construction. Revegetated areas shall be monitored for a period of five years to ensure the success of the project and shall be replanted if necessary. Revegetated areas shall be irrigated as necessary to establish the plants.	D, O	On-site inspections.	CEO	Owner	Ongoing compliance review
TC 1	The access road shall be gravel surfaced and lined with a cobbled ditch as shown on the Preliminary Grading Plan. Appropriately sized culverts shall be installed if necessary.	D	Grading permit process and inspections.	PW	Owner Builder	At time of construction
NRC 11	Project proponent shall submit a Grading Plan for all activities which exceed the maximum thresholds for exemption. Submittal shall be accompanied by an Erosion Control Plan.	D	Grading permit process	PW	Owner Builder	At time of construction
AIR QUALITY						
NRC 8	All woodburning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan.	D, O	Building permit process and inspections.	BD	Builder	At time of construction
I 10	Each residence shall be connected to the shared 500 gallon propane tank or each residence shall install an individual propane tank.	D, O	Building permit process and inspections.	PD BD	Owner	At time of construction
WATER RESOURCES						
DG 1	See Geology and Soils above.					

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DG 5	See Geology and Soils above.					
NRC 6	See Geology and Soils above.					
NRC 7	See Geology and Soils above.					
TC 1	See Geology and Soils above.					
NRC 11	See Geology and Soils above.					
	VEGETATION					
DG 5	See Geology and Soils above.					
DG 10	The following landscaping guidelines shall apply to all development: Use of native, indigenous species shall be encouraged.	D, O	On-site inspections.	CEO	Owner	Ongoing compliance review.
NRC 5	Property owners shall refrain from clearing native vegetation, except as necessary for construction.	D, O	Building permit process and inspections.	PD, BD, CEO	Owner Builder	At time of construction & ongoing
	WILDLIFE					
DG 5	See Vegetation above.					
DG 10	See Vegetation above.					
NRC 5	See Vegetation above.					

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NRC 4	<u>NOISE</u> See Animal Life above:					
	<u>LIGHT AND GLARE</u>					
DG 2	Outdoor lighting of individual residences shall be designed and maintained to minimize the effects of lighting on surrounding uses. Exterior lighting shall be limited to that necessary for health and safety purposes. High intensity outdoor lighting shall be avoided or shielded when possible.	D, O	On-site inspections.	BD CEO	Owner	Ongoing
<u>UTILITIES</u>						
11	Each lot in the subdivision shall be connected to the water supply system.	D, O	Building permit process.	BD	Builder	At time of construction
12	The project proponents shall extend the water line from the main line in Leonard Avenue to the project site at their expense	D	On site inspections.	PW BD	Owner	At time of construction
13	The project proponents shall provide the County with a "will-serve" letter from the June Lake Public Utility District (PUD) for water and sewer services.	D	Submittal of will-serve letter to County.	PD, PW	Owner	Prior to approval of final Tract Map

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14	The project shall provide a calculated fire flow of 500 gpm at 20 psi residual pressure for a duration of 2 hours at a fire hydrant installed within 600 feet of the most distant part of any building. The project proponents shall submit a letter from the June Lake TPD indicating approval of the project's compliance with this requirement.	D	Submittal of letter to County.	PD, PW	Owner	Prior to approval of Final Map
15	Each lot in the subdivision shall be connected to the sewer supply system.	D, O	Building permit process.	BD	Builder	At time of construction
16	The project proponents shall extend the sewer line from the main line in Leonard Avenue to the project site at their expense	D	On site inspections.	PW BD	Owner	At time of construction
17	The existing underground utility conduits (electricity, telephone, cable TV) shall be utilized.	D, O	On-site inspections.	BD CEO	Builder Owner	At time of construction & ongoing
18	The project proponents shall provide the County with a "will-serve" letter from the June Lake Fire Protection District, indicating approval of the final map.	D	Submittal of will-serve letter to County.	PD, PW	Owner	Prior to approval of Final Map
<u>VISUAL RESOURCES</u>						
17	See Utilities above.					
DG 1	See Geology and Soils above.					
DG 2	See Light and Glare above.					

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DG 3	Where possible, siting of structures should avoid ridgelines.	D	Site plan review.	PD	Owner	Building permit approval
DG 5	See Geology and Soils above.					
DG 6	The proposed retaining wall for the access road shall have a maximum height of 8 feet. The wall shall be constructed of grey masonry block or a similar material which blends in with the surrounding natural environment.	D	Grading permit process. On-site inspections.	PD PW	Owner	Grading permit approval
DG 7	The access road and retaining wall shall be shielded from view by planting 10-15 gallon aspen trees on 10 foot centers for approximately 100 feet on the southeast side of the road across from the retaining wall. The trees shall be planted whether the retaining wall is built or a more gradual cut slope is utilized.	D	On-site inspections.	PW CHO	Owner	As soon as possible after the road is finished

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DC 8	<p>The design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines shall apply to all development:</p> <p>Structural siting and design should be sensitive to the topography of individual lots.</p> <p>Roofs shall be non-reflective and shall be in a natural color and/or muted tones (e.g. tan, green).</p> <p>Windows shall be non-reflective.</p> <p>Use of indigenous rock shall be encouraged.</p> <p>Siding materials shall be in muted earth tones.</p> <p>Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.</p>	D, O	<p>Site plan review. On-site inspections.</p>	PD CEO	Owner	Ongoing
DC 9	<p>Fences or walls shall be permitted as long as they are not solid and do not obstruct the view of any owner or any owner's line-of-sight. All fences shall be constructed of materials which are aesthetically compatible with the area, such as a split-rail fence. Fences shall be a maximum height of five feet.</p>	D, O	On-site inspections.	BD CEO	Owner	Ongoing

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DC 10	Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development: The following elements shall be shielded using landscaping: roadway and retaining wall, propane tanks, structures. Xeriscape (drought-resistant planting) shall be encouraged. Use of native, indigenous species shall be encouraged. Drip irrigation systems shall be encouraged.	D, O	Site plan review. On-site inspections.	PD CEO	Owner	Ongoing
DC 11	The common 500 gallon propane tank shall be shielded by a 6 foot tall wood fence on its north, west and south sides. The fence shall be left in its natural condition or finished in a muted tone (e.g. tan, green).	D, O	On-site inspections.	BD CEO	Owner	At time of construction & ongoing
DC 12	Individual propane tanks installed on each parcel shall be shielded by fencing left in its natural condition or finished in a muted tone (e.g. tan, green).	D, O	On-site inspections.	BD CEO	Owner	At time of construction & ongoing

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	<u>CULTURAL RESOURCES</u>					
NIRC 10	The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the County Planning Department which identifies acceptable site mitigation measures.	D, O	Building permit process and inspections.	BD	Builder	At time of construction

NOTES:

1. D = Design Measure/Condition incorporated into the project to prevent environmental impacts (e.g. project designs, drainage retention basins, etc.);
O = Ongoing Measure/Condition associated with the project over time (e.g. dust control, landscape maintenance, etc.);
2. This section addresses any specialized monitoring techniques, where applicable.
3. The designated compliance officer is the Code Enforcement Officer (CEO). The CEO shall be responsible for coordinating all monitoring efforts and ensuring that all mitigation measures are being enforced.
PW = Mono County Public Works Dept BD = Mono County Building Dept
PD = Mono County Planning Dept "NA" = Not Applicable